



  
**Andrew Pearce**  
PINNER

CUCKOO HILL ROAD, , HA5 1AY

£1,425,000



This impressive five-bedroom detached family home is situated in one of Pinner's most desirable locations, offering both tranquillity and convenience. Nestled in a peaceful setting, the property is still within easy reach of the shopping and transport amenities at Pinner Village.

With a well-proportioned interior spanning approximately 1,940 sq. ft., the home features an entrance hall, guest cloakroom, and under-stair storage. There is a front lounge, a rear aspect dining room, and a fitted kitchen/breakfast room that benefits from an adjoining utility room. In addition, the ground floor offers a further reception room and a study. The spacious landing leads to five bedrooms, two of which have en-suite bathrooms, plus a family bathroom.

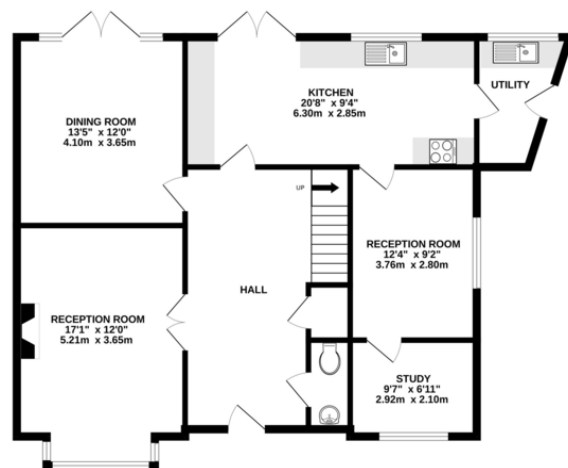
Outside, the property boasts off-street parking on the front driveway and picturesque, well-established gardens to both the front and rear.

The home is ideally located just moments from West Lodge Primary School and the many amenities of Pinner. The area offers a variety of boutique shops, restaurants, coffee houses, and popular supermarkets. Transport links include local bus routes and the Metropolitan Line at Pinner station, providing a fast and frequent service into Central London and beyond. The area is also well-served by excellent primary and secondary schools, children's parks, playgrounds, and recreational facilities.

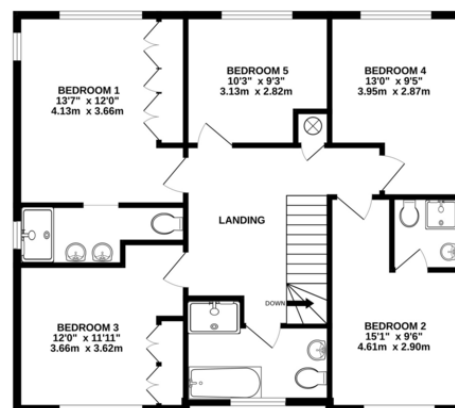
We understand that planning permission has been granted to extend the property to create a substantial family home, with potential for both a rear and loft extension, as well as an outbuilding. However, please note that this permission has lapsed.



GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 1940 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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